



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



February 8, 2024

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

**RE: DESIGNATION OF A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT,
JOHN AND CHRISTINA RAMER HOUSE, 99 DICKSON HILL ROAD**

To [REDACTED]

This will confirm that at a meeting held on January 31, 2024, Markham City Council approved By-law 2024-12 to designate the John and Christina Ramer House pursuant to the *Ontario Heritage Act*.

As per the requirements of the *Ontario Heritage Act*, the following information is to be served on the owner of the property, on any person who previously objected to the intention to designate the property and on the Ontario Heritage Trust:

- i. A copy of the by-law; and
- ii. Notice that any person who objects to the by-law may appeal to the Ontario Land Tribunal by giving the Tribunal and the clerk of the municipality, within 30 days after the date of publication of notice of the by-law, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

Note that digital publication of the statutory notice occurred on February 8, 2024.

Please find attached the Designation By-law. Should you have any questions concerning the by-law or its implications, please contact Evan Manning, Senior Heritage Planner, at emanning@markham.ca

Kimberley Kitteringham
City Clerk

C. Ontario Heritage Trust

Attachment: Designation By-law

Received

FEB 14 2024

Ontario Heritage Trust



By-law 2024-12

A by-law to designate a property as being of
Cultural Heritage Value or Interest
"John and Christina Ramer House"

WHEREAS Pursuant to Part IV, Section 29, of the Ontario Heritage Act (the "Act"), the Council of a Municipality is authorized to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of Cultural Heritage Value or Interest;

WHEREAS the property described in Schedule "A" to this By-law (the "Property") contains the cultural heritage resource known as the John and Christina Ramer House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on October 18, 2023, has caused to be served on the owners of the lands and premises at:

[REDACTED]
99 Dickson Hill Road
Markham, Ontario
L3P 3J3

and upon the Ontario Heritage Trust, notice of intention to designate the John and Christina Ramer House, 99 Dickson Hill Road, and has caused such notice of intention to be published digitally in a manner consistent with the requirements of the Act;

AND WHEREAS Council has described the Property, set out the Statement of Cultural Heritage Value or Interest for the Property, and described the heritage attributes of the Property in Schedule "B" to this By-law, which forms part of this By-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this by-law is hereby designated as being of cultural heritage value or interest:

"John and Christina Ramer House"
99 Dickson Hill Road
City of Markham
The Regional Municipality of York
2. THAT the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" attached hereto in the property Land Registry Office.

Read a first, second, and third time and passed January 31, 2024.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2024-12

In the City of Markham in the Regional Municipality of York, the property municipally known as 99 Dickson Hill Road, Markham, Ontario, and legally described as follows:

CON 8 PT LT31 AND RP 65R7800 PT 3, MARKHAM

PIN: 037260125

SCHEDULE 'B' TO BY-LAW 2024-12

STATEMENT OF SIGNIFICANCE

John and Christina Ramer House

99 Dickson Hill Road
c.1898

The John and Christina Ramer House is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

Description of Property

The John and Christina Ramer House is a one-and-a-half storey frame dwelling located on the east side of Dickson Hill Road, north of Nineteenth Avenue, in the historic hamlet of Dickson Hill. The house faces west.

Design Value and Physical Value

The John and Christina Ramer House has design value and physical value as a unique example of a vernacular rural dwelling with a balanced, symmetrical form. It displays elements of the Georgian architectural tradition, embellished with elements of the Queen Anne Revival style, in particular an unusual clipped or jerkinhead gable treatment. The three-bay configuration of the west (primary) elevation, rationale rectangular plan, and general sense of symmetry reflect the persistence of the formal, conservative Georgian mode of domestic architecture in rural communities in Markham Township long after the Georgian period had ended. To this rationale house form, the builder added elements characteristic of the Queen Anne Revival, a highly decorative, eclectic style that became popular in the 1880s. The Queen Anne Revival's popularity coincided with the prevalence of planning mills that mass-produced a diverse range of wooden elements for construction. Planning mills supplied builders with ready-made materials that eliminated the time-consuming hand labour of earlier decades, resulting in the generous application of wooden ornament to gables and verandas that typifies the exuberance of late Victorian domestic architecture. In this example, the Queen Anne Revival elements include the fringed window hoods, the stacked square bay windows with their large plate glass sashes topped with narrow transom lights, the solid bargeboards with applied decoration, and the richly-decorated front porch. The clipped or jerkinhead gables are also associated with the Queen Anne Revival, but represent an unusual and uncommon variant.

Historical Value and Associative Value

The John and Christina Ramer House has historical value and associative value, making legible the nineteenth century layer of development within the hamlet of Dickson Hill, and specifically the creation of building lots on farms intended for the use of family members. The house was constructed c.1898 on a parcel of land severed from the south-west corner of the John and Elizabeth Ramer farm on Lot 31, Concession 8. This part of the farm was at the north end of the hamlet of Dickson Hill, and its construction enlarged the footprint of the community. The property remained in the ownership of Ramer family descendants until 1946.

Contextual Value

The John and Christina Ramer House has contextual value as one of a number of nineteenth and early twentieth century buildings that define the character and extent of the historic hamlet of Dickson Hill. Further, it is historically linked to the Ramer House at 6074 Nineteenth Avenue and the John and Elizabeth Ramer Farmhouse at 6278 Nineteenth Avenue, and has stood on this site since c.1898.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the John and Christina Ramer House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property's design value and physical value as a unique example of a vernacular rural dwelling displaying elements of the Georgian architectural tradition embellished with elements of the Queen Anne Revival style include:

- Rectangular plan and one-and-a-half storey height of the front or west portion of the dwelling;
- Fieldstone foundation;
- Vertical wood tongue and groove V-groove siding;
- Flat-headed rectangular window openings on the west side of the dwelling fitted with one-over-one single-hung windows and projecting lugsills;
- Shingled hoods with fringed sawtooth trim decorating the eaves;
- Glazed and panelled wood front door;
- Glazed and panelled wood door accessing the front balcony with shed-roofed wall dormer;
- Front porch with chamfered wood posts, brackets and fretwork spandrels;
- Gable-end, stacked square bay windows with fixed plate glass windows topped with narrow, flat-headed transom lights, and shingled pent roof between levels, with fringed, sawtooth trim decorating the eaves;
- Medium pitched gable roof with overhanging, open eaves and clipped or jerkinhead gables decorated with solid wood bargeboards with applied decoration.

Heritage attributes that convey the property's historical value and associative value, representing the theme of the continuing development of the hamlet of Dickson Hill in the late nineteenth century, and specifically the creation of building lots on farms intended for the use of family members, as the former residence of John and Christina Ramer:

- The dwelling is a tangible reminder of the Ramer family which had a long-standing presence in the historic hamlet of Dickson Hill.

Heritage attributes that convey the property's contextual value as a building that is important in defining, maintaining and supporting the character and extent of the historic hamlet of Dickson Hill:

- The prominent location of the building within the hamlet of Dickson Hill which is important in maintaining and supporting the historic character of the community.

Heritage attributes that convey the property's contextual value as a building that is functionally, visually, or historically linked to its surroundings:

- The location of the building on its original site where it has stood since c.1898. As such, it has significant functional, visual and historical linkages to the community of Dickson Hill.

Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Significance:

- Rear addition;
- Attached garage;
- Balcony railing.